041.A	0005	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	532,800 / 532,800
					USE VALUE:	532,800 / 532,800
					ASSESSED:	532,800 / 532,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		EXETER ST, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	CHEN YUNQIU
Owner 2:	
Owner 3:	
Street 1:	23 EXETER ST UNIT 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RIPPER DAVID S & ERIN L -
Owner 2:	-
Street 1:	23 EXETER ST UNIT 1
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Vinyl Exterior and 1071 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	532,800			532,800
Total Card	0.000	532,800			532,800
Total Parcel	0.000	532,800			532,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 497.48 | /Parcel: 497.48

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

260630

GIS Ref

GIS Ref

Insp Date

05/30/18

!14967!

PREVIOUS ASSESSMENT

Parcel ID: 041.A-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	532,800	0	.		532,800		Year end	12/23/2021
2021	102	FV	517,900	0	.		517,900		Year End Roll	12/10/2020
2020	102	FV	510,400	0	.		510,400	510,400	Year End Roll	12/18/2019
2019	102	FV	525,500	0	.		525,500	525,500	Year End Roll	1/3/2019
2018	102	FV	465,700	0	.		465,700	465,700	Year End Roll	12/20/2017
2017	102	FV	382,800	0	.		382,800	382,800	Year End Roll	1/3/2017
2016	102	FV	357,900	0	.		357,900	357,900	Year End	1/4/2016
2015	102	FV	314,900	0	.		314,900	314,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	19:56:18

LAST REV

Date	Time
02/26/20	10:43:17
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 14967

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RIPPER DAVID S	67289-577		5/20/2016		490,000	No	No		
NICOSIA CAROL,	59335-186		6/20/2012		311,000	No	No		
PEURA KENNETH C	43221-386		7/2/2004		330,000	No	No		

USER DEFINED

Prior Id # 1:	28491
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/29/2019	1737	Insulate	3,172	C				
12/20/2017	1664	Re-Roof	14,470	C				
3/20/2015	249	Add Bath	18,000					Add 2nd bathroom i

ACTIVITY INFORMATION

Date	Result	By	Name
5/30/2018	Measured	DGM	D Mann
3/8/2017	SQ Returned	EMK	Ellen K
4/21/2015	Permit Visit	PC	PHIL C
9/20/2012	MLS	EMK	Ellen K
5/11/2005	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7613													G6	1.		

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	48.245998383
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		4.6 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.99980003
Adj $ / SQ:	411.668
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	558470
Depreciation:	25690
Depreciated Total:	532780

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	2004

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	411.67
Special Features:	0	Val/Su Net:	393.21
Final Total:	532800	Val/Su SzAd	497.48

SKETCH

UnSketched SubAreas:
GLA: 1071,
BMT: 284,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,071	411.670	440,896
BMT	Basement	284	123.500	35,074

Net Sketched Area:	1,355			Total:	475,970
Size Ad	1071	Gross Area	1355	FinArea	1071

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

041.A-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc